

MINUTES OF THE WEST DOWN PARISH COUNCIL
EXTRAORDINARY MEETING
HELD AT WEST DOWN PARISH HALL ON 26th FEBRUARY 2016

Present: Cllr J Oades (Chairman), DCllr M Wilkinson, Cllrs S Ayre, R Drew, C King, P Knowles, K Oades, S Squire and J Willmott.

The Chairman opened the meeting at 7.30pm with apologies for absence being received from DCllr P Barker.

3433. Planning Application 60385 - Erection of 17 dwellings (3 bungalows & 14 houses) (amended plans & documents) - Land Adj. Pearl Dean.

a. The Chair gave an overview of the situation concerning the planning application, suspended Standing Orders and opened public speaking time.

b. Cllr S. Ayre declared an interest and left the meeting.

c. Public Speaking

i) Mary Turner - registered her objection citing overcrowding of the development site, overlooking existing residents and the danger of increased traffic using narrow access road.

ii) Grayzna Ellis - registered her objection citing the imposition of a dense development all at once and the increased traffic issue. She also requested information on the declaration of interest and if the views of the Parish Council and the Parish would be taken into account, or if the decision had already been made by the District Council.

iii) Trevor Wagstaff – registered his objection saying that the scale of development was out of character, mentioned the proximity of the access route to other junctions on a busy road and stated that a gradual development would have been preferable.

iv) Eric Philipson - registered his objection saying that the development was profit driven and took no account of local interests.

v) Lynne Storton - registered her objection saying that, in her experience in the housing business, there was no demand for affordable housing and the splay area relating to the access route to the site belonged to her and its use was not negotiable.

vi) Cathy Clark - registered her objection and questioned the demand for housing when there were empty houses in the village.

vii) Tammy Daniel - registered her objection, reinforcing the issues already raised.

viii) Tony Hewitt - registered his objection citing the danger of vehicle access to the site due to existing parking problems; the traffic calming measures being imposed being pointless and the ownership of the footpath making it inaccessible to the developer.

ix) Mike Reeves - registered his objection stating that the nature of the dwellings should be adjusted to improve the impact on existing residents.

- x) Dean Emburey - registered an objection and questioned the amount of consultation that had been held with the highways agency.
- d. There were 34 parishioners in attendance at this meeting and it was explained that the meeting of the Planning Authority concerning this application would be open to the public.
- e. End of Public Speaking
- f. The Chair then reinstated Standing Orders.
- g. Correspondence on the subject that had been received by the Parish Council was then read out. There were 2 letters objecting to the application, 1 neutral letter and 1 letter in favour of the application.
- h. Cllr C. King declared a personal interest regarding one of the letters.
- i. After considerable discussion by Councillors of the application, a motion to refuse the application was proposed and seconded and a vote was taken, with 6 Councillors supporting and 1 abstention. Refusal of Application on the following grounds:-
 - i) Insufficient information in particular relating to the ratio of affordable housing being sufficient for the site to be an exception site.
 - ii) Concerns on the feasibility of the development with regard to the ownership of key areas of land outside the development site.
 - iii) Concerns regarding the safety of access to the site.
 - iv) Concerns regarding the layout of the site impinging on the privacy of existing residents.
 - v) Concerns regarding the siting of the pumping station and its proximity to residents.
- j. It was further unanimously resolved that if the Planning Authority is minded to grant this application, West Down Parish Council would wish the Planning Authority to impose the following conditions:-
 - i) A Construction Traffic Management Plan should be drawn up with the agreement of West Down Parish Council.
 - ii) The site should be landscaped, the trees that have already been felled should be reinstated and suitable mature planting utilised to minimise the impact on existing residents.

There being no further business the Chair closed the meeting at 9.10pm.